149.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,200 / 1,004,200
					USE VALUE:	1,004,200 / 1,004,200
					ASSESSED:	1,004,200 / 1,004,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGARD PETER J
Owner 2:	SCHMITZ-BURGARD SYLVIA M
Owner 3:	
Street 1:	52 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,163 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Vinyl Exterior and 3492 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11163.000	470,700	5,100	528,400	1,004,200
Total Card	0.256	470,700	5,100	528,400	1,004,200
Total Parcel	0.256	470,700	5,100	528,400	1,004,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.57 | /Parcel: 287.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98101

GIS Ref

GIS Ref

Insp Date 02/24/18

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0017.0

!11644!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	470,700	5100	11,163.	528,400	1,004,200	1,004,200	Year End Roll	12/18/2019
2019	101	FV	364,100	5100	11,163.	528,400	897,600	897,600	Year End Roll	1/3/2019
2018	101	FV	363,800	5100	11,163.	468,000	836,900	836,900	Year End Roll	12/20/2017
2017	101	FV	363,800	5100	11,163.	392,500	761,400	761,400	Year End Roll	1/3/2017
2016	101	FV	363,800	5100	11,163.	392,500	761,400	761,400	Year End	1/4/2016
2015	101	FV	343,000	5100	11,163.	339,700	687,800	687,800	Year End Roll	12/11/2014
2014	101	FV	343,000	5100	11,163.	328,400	676,500	676,500	Year End Roll	12/16/2013
2013	101	FV	343,000	5100	11,163.	312,500	660,600	660,600		12/13/2012

PRINT

Date	Time
12/11/20	01:47:16

LAST REV

Date	Time
03/27/18	09:00:01
apro	
11644	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGINN NOEL	1179-146		11/4/1997	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	98101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2012	853	Porch	3,000	C				REBUILD PORCH
5/15/2002	366	Porch	7,950	C				REBUILD FRONT PORC
10/21/1997	654	Redo Bat	21,550					REMODEL BATHS+++++

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
4/6/2004	External Ins	BR	B Rossignol
3/30/2004	Inspected	BR	B Rossignol
2/5/2000	Inspected	264	PATRIOT
11/18/1999	Measured	268	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11163		Sq. Ft.	Site		0	70.	0.68	8									528,421						528,400	

Total AC/HA: 0.25627 | Total SF/SM: 11163 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 528,421 | Spl Credit | Total: 528,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95068729
Const Adj.:	0.99989998
Adj $ / SQ:	123.577
Other Features:	96000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639534
Depreciation:	168837
Depreciated Total:	470697

COMMENTS

OF=SINK FULL BATH AND BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	8	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1997
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	8	
Totals			
1	11	8	

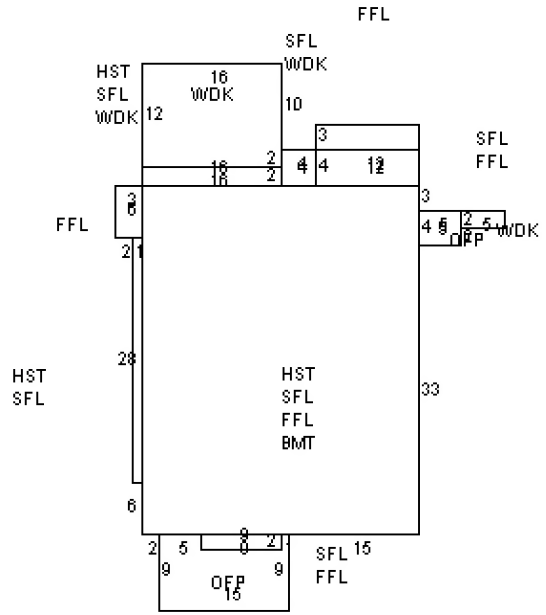
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.93
Special Features:	0	Val/Su Net:	91.24
Final Total:	470700	Val/Su SzAd	134.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,422	123.580	175,726
FFL	First Floor	1,400	123.580	173,008
BMT	Basement	1,280	37.070	47,454
HST	Half Story	670	123.580	82,797
WDK	Deck	250	10.000	2,500
OFP	Open Porch	137	28.540	3,910

Net Sketched Area:	5,159			Total:	485,395
Size Ad	3492	Gross Are	5829	FinArea	3492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1933	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100